

# \$839,900 - 76 Magnolia Bay Se, Calgary

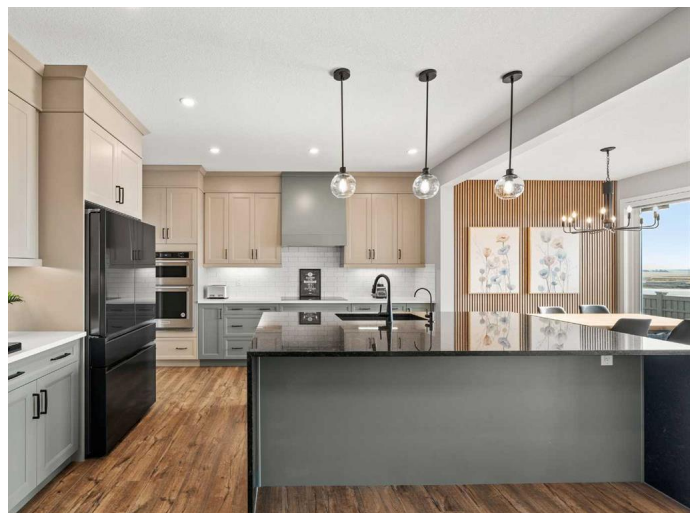
MLS® #A2201525

**\$839,900**

3 Bedroom, 3.00 Bathroom, 2,266 sqft  
Residential on 0.09 Acres

Mahogany, Calgary, Alberta

OPEN HOUSE - Saturday (March 29) from 2:30pm till 4:30pm and Sunday (March 30) from 12pm till 2pm! 10 Reasons Youâ€™™ll Love This Home. 1. Over \$150,000 in Upgrades â€™™ Thoughtfully selected, high-end finishes and enhancements make this home a standout choice for demanding buyers. Every detail has been carefully considered, offering the perfect blend of modern convenience, style, and comfort. 2. Better Than New â€™™ Less than a year old and already featuring significant improvements, this home offers the benefits of new construction without the wait or hassle. 3. Unbeatable Location â€™™ Situated in one of Calgaryâ€™™s premier lake communities, this home backs onto an open view with a sun-soaked south-facing backyard. 4. Rare Pie-Shaped Lot â€™™ Enjoy a larger, more functional yard with enhanced privacy and windows on both sidesâ€™™something you wonâ€™™t often find in newer homes. \$1,200 Landscaping certificate is included with the purchase. 5. Bright & Airy Living Space â€™™ The open-concept design is complemented by south-facing windows, flooding the home with natural light throughout the day. 6. A Chefâ€™™s Dream Kitchen â€™™ Fully upgraded with a premium induction cooktop, double built-in oven, high-end fridge and dishwasher, under-cabinet lighting, and a reverse osmosis filtration system for both the kitchen faucet and fridge. The oversized granite waterfall island is the perfect statement piece for entertaining. 7. Smart & Stylish Window Coverings â€™™



Motorized blinds throughout the home provide effortless light control and privacy at the touch of a button. 8. Year-Round Comfort â€” A high-efficiency heat pump ensures convenient heating and cooling, plus an addition of a gas as a second heat source for those extra chilly winter nights. 9. EV-Ready Garage â€” An upgraded 50-amp electric car charger is already installedâ€”ideal for current or future EV owners. 10. Many more upgrades to mention and must be seen to appreciate, including 9 foot ceilings on both main and the second floor with 8 foot enlarged doors all throughout the home, heated floors, solar panels, 3 zones climate control, video security system with local storage, water softener, upgraded bathrooms with floating vanities and ambient lighting, Alberta New Home Warranty and many, many, many moreâ€”!

Built in 2024

### Essential Information

MLS® #	A2201525
Price	\$839,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,266
Acres	0.09
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	76 Magnolia Bay Se
Subdivision	Mahogany

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 3S4

### **Amenities**

Amenities	Beach Access, Clubhouse, Park, Party Room, Picnic Area, Playground, Racquet Courts, Recreation Facilities, Recreation Room
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, See Remarks, Smart Home, Tankless Hot Water, Vinyl Windows, Wired for Data, Wired for Sound
Appliances	Central Air Conditioner, Dishwasher, Double Oven, Dryer, Garage Control(s), Induction Cooktop, Oven-Built-In, Refrigerator, Tankless Water Heater, Washer, Water Purifier, Water Softener, Window Coverings
Heating	Electric, Forced Air, Natural Gas, Heat Pump, Solar
Cooling	Central Air, ENERGY STAR Qualified Equipment, Full
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	Other
Lot Description	Corner Lot
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 14th, 2025
Days on Market	23
Zoning	R-G
HOA Fees	582
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office

CIR Realty

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